AT&T Wireless - Julian Ranch
3205 Country Club Dr. Julian, CA 92036
ALTERNATE SITE ANALYSIS

PROJECT SITE/COVERAGE OBJECTIVE

The proposed project is located on Country Club Dr., NE of Hwy 79 in the Julian Community Plan Area. The underlying land use designation of the proposed site is R-R, Rural Residential, and is classified as a rural use in the County's Wireless Ordinance per Section 6983 R. The surrounding properties in the area of the proposed site are designated A-70 (limited agricultural) and RR, (rural residential). Currently the on-site use consists of a residence and an existing Verizon Wireless Telecommunication Facility. Project site elevation is 4680 feet above mean sea level (AMSL), and offers views of the coverage area, which include Hwy 79, primarily to the southeast, Hwy 78 to the north and Northwest, as well as the surrounding agricultural and residential areas. The project site and surrounding areas are not in preferred zones according to Section 6986 of the County Zoning Ordinance. The proposed AT&T Wireless Telecommunications Facility is camouflaged as a faux Mono Broad Leaf Tree, which helps it be compatible with community character, as defined in Section 6987 B.

The target coverage area of the proposed site is defined as southeast/southwest along Hwy 79 and northeast/northwest along Hwy 78 while offering a sufficient call handoff between the adjacent AT&T wireless sites. As shown in the aerial map, the project site is in a remote area of San Diego County. In these more rural areas, having reliable wireless service becomes an issue of safety. It helps to ensure that key corridors in the community have contiguous coverage when natural disasters occur. The proposed site was chosen here because the AT&T wireless facility can clearly "see" Hwy 78, Hwy 79, and the surrounding area without interference. No other identified sites in the area meets these objectives. Not only does the site have an existing faux elevated water tank, which adds a vertical element, the location allows AT&T's antennas to reach the surrounding areas and roads. The proposed site is designed to provide sufficient coverage overlap to existing AT&T wireless sites to handoff the signal and provide high quality, consistent network operations to AT&T Wireless customers.

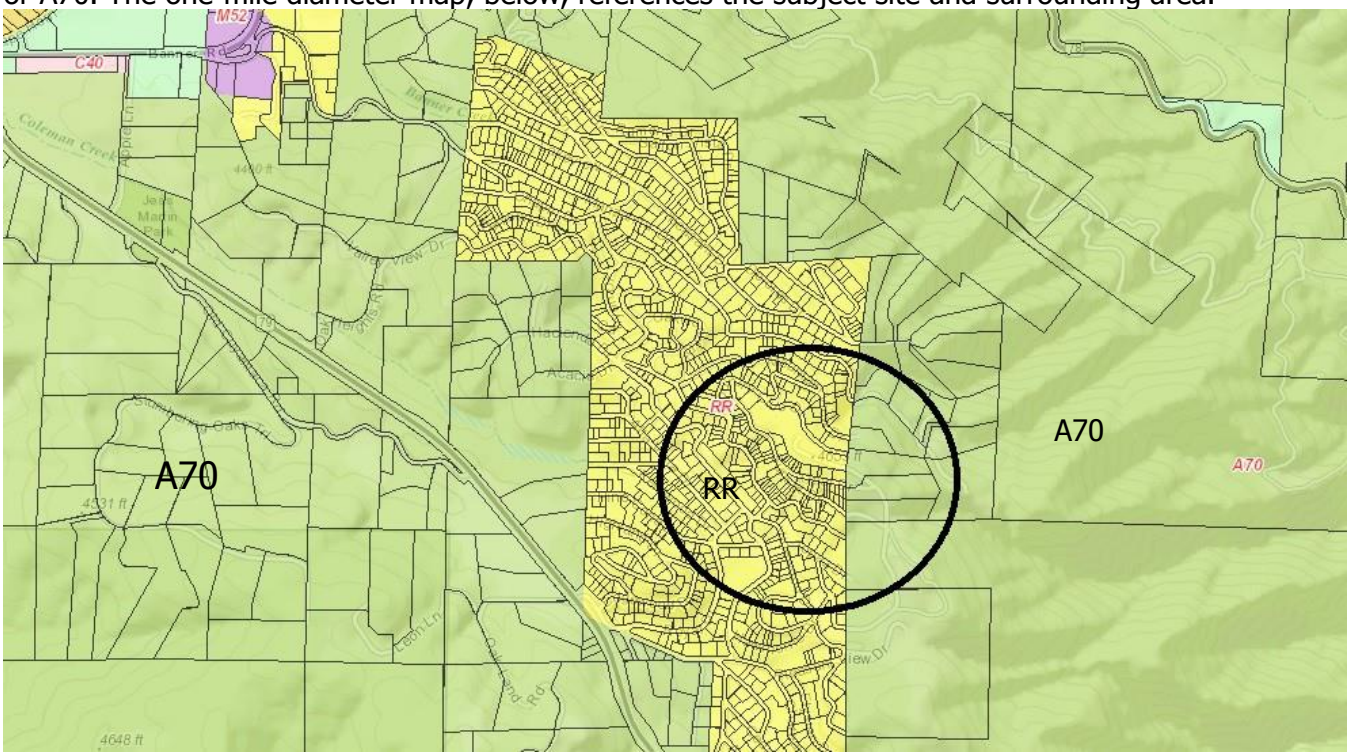
Looking at site from Hwy 79

Looking at site from Hwy 78

PREFERRED LOCATION SITES PER SECTION 6986 OF THE COUNTY ZONING ORDINANCE

PREFERRED SITES IN THE GEOGRAPHICAL SERVICE AREA

There are no preferred sites in the geographical service are; zoning designations in the area are RR or A70. The one-mile diameter map, below, references the subject site and surrounding area.



WATER TANKS

There are no existing municipal water tanks identified in the target coverage area. Should there be a water tank be in this area, it would need to have an unobstructed view of the identified corridors and be at a ground elevation and height similar to this proposed project. In addition, it would need to have vehicular access, structurally accommodate antennas, be able to be leased and it would still require ground equipment.

UTILITY POLES

Wooden utility poles exist within the area along Hwy 79 and the surrounding Julian area; however, they are down in a canyon that would not meet the intended coverage area, as it does not see Hwy 79, Hwy 78, or the Julian area the project site design requires 12 panel antennas which is not technically possible on a utility pole. The existing wood poles located on Hwy 79, which is a very narrow roadway, offer very little right-of-way to place equipment (see photo below).

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Looking south along Hwy 79 with utility pole to the left of the roadway. The road is narrow and the public right of way is constrained; This road is too low for site objective

UTILITY TOWERS

There are no lattice style utility towers or other type of utility towers in the project area that can be used for collocation that would meet the coverage objectives. If there were, it would require the use of multiple towers because the vegetation is dense and the corridor is narrow on Hwy 79. AT&T plans to cover more than one bend in each of these roads.

COUNTY OR GOVERNMENT FACILITIES

There are no identified county buildings or other government facilities in this area that will cover the project objective. Even if there were, it would still require a structure of similar height and ground elevation to mimic the proposed design for antennas, ground equipment and road access.

COMMERCIAL OR INDUSTRIAL BUILDINGS

There are no commercial land uses in the vicinity of the project site, as identified in the attached zoning map.

COBRA STYLE STREET LIGHT

There are no Cobra Style Street Lights in the project area. The project site design requires 12 panel antennas which is not technically possible on a street light. Even if there were, it would still require a structure of similar height and ground elevation to mimic the proposed design for antennas and ground space for equipment.

TRAFFIC SIGNAL LIGHTS

The closest traffic signal to the project site is located at the entrance to the site on East Vista Way and Ormsby Way/Gopher Canyon Road. The traffic signal location was not seriously considered due to the distance from the coverage objective; the traffic signal location will not cover the eastbound traffic on Gopher Canyon Road east of its intersection with Little Gopher Canyon Road, which is a primary coverage objective.

EXISTING SITES WITHIN THE GEOGRAPHICAL SERVICE AREA

1. **PDS2014-MUP-14-033, 3205 Country Club Dr -** This site (at same location) is a Verizon Wireless facility, designed as a faux elevated water tank. Verizon chose this location because they had a similar coverage objection as AT&T at this site. The Verizon faux elevated water tank's current design does not allow for AT&T's antennas and equipment without substantial modification. In order to co-locate, the faux elevated water tank would need to be increased in height, in order to house all of AT&T's antennas and ancillary equipment. In addition, adequate separation of AT&T's and Verizon's antennas is required to ensure there is no interference. Therefore, the height of the existing faux elevated water tank would need to be increased to approximately 50 feet. A faux elevated water tank at this height would drastically change the overall look of the landscape and make it difficult to comply with community character. Elevation at this site is approximately 4679'.

2. **PDS2013-MUP-13-011, 36342 Hwy 78 -** The cell site at this location is operated by AT&T Mobility and is located on a single family residence. This site covers the Banner Valley corridor and is part of our coverage strategy for this area. Elevation at this site is approximately 2747'.

3. **PDS2012-3401-00-044-02, 2502 Washington St –**This site is an existing Verizon Wireless facility, designed as a faux water tank. This location would provide coverage to the NE portion of downtown Julian, and therefore, does not meet the intended coverage objectives of the proposed AT&T site. Elevation at this site is approximately 4270'.

4. **PDS2000-3400-00-156, 2202 Main St -** This site is an existing Sprint wireless facility, located on the Julian Market & Deli rooftop. Elevation at this site is approximately 4219'. This site covers the downtown Julian area and will not cover the intended coverage objective of our proposed site.

5. **PDS2005-3400-00-058, 1836 Wild Lilac Trail-** This site is and existing Verizon Wireless facility, located on the roof of a residence. This site is well outside of AT&T's coverage objective. Elevation at this site is approximately 4164'

6. **PDS2003-**3400-00-090, 2241 State Highway 78- This site is an existing 60 ft tall Monopine site. This site is well outside of AT&T's coverage objective. Elevation at this site is approximately 4127'

AERIAL VIEW OF EXISTING CELL SITES IN GSA